

STAFF REPORT
May 25, 2006

No. 06PL061 - Preliminary Plat

ITEM 51

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL061 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion located in the NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 4 of Block 4, Black Hills Center, locted in the NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.63 acres
LOCATION	At the eastern corner of Parkview Drive and Fifth Street
EXISTING ZONING	Low Density Residential District - General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Medium Density Residential District - Office Commercial District
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/28/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the Planning Commission approval, a site plan showing existing topography at five foot contour intervals shall be submitted for review and approval. In addition, a site plan demonstrating that the lot is buildable shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, a site plan showing the existing construction design of Parkview Drive and 5th Street shall be submitted for review and approval. In particular, the site plan shall show curb, gutter, sidewalk, street light conduit and pavement. In addition, the site plan shall the location and size of water

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3. main(s) and fire hydrants and the location and size of sewer main(s) and manhole(s); Prior to Preliminary Plat approval by the City Council, a grading plan for the lot addressing access and sidewalk grades shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall clarify how run-off from this lot will be discharged or routed when further improvements at this site are proposed. In addition, the drainage plan shall show that drainage from the site that runs onto and across a portion of the adjacent property will not impact the adjacent property under the design flows. The explicit approval of the adjacent property owner for continued discharge of the existing and any future flows over and across the adjacent property shall also be obtained. In addition, the plat document shall be revised to show drainage easements as needed;
5. Prior to Preliminary Plat approval by the City Council, a site plan showing the existing 42 inch reinforced concrete pipe crossing this property from 5th Street shall be submitted for review and approval. In addition, the plat document shall be revised to show easements as needed;
6. Prior to Preliminary Plat approval by the City Council, road construction plans for the section line highway located along the west line shall be submitted for review and approval. In particular, the road construction plans shall show the section line highway constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the section line highway shall be vacated. The adjacent property owner(s) shall sign the petition(s) to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way;
7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
8. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along 5th Street and the first 230 feet of Parkview Drive as it extends north from 5th Street or an Exception to the Street Design Criteria Manual shall be obtained; and,
9. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create a 1.63 acre parcel leaving an unplatted balance. The property is located in the southeast corner of the intersection of 5th Street and Parkview Drive and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Zoning: The subject property is currently zoned Low Density Residential District and General Agriculture District. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies three different land use designations for the subject property. The northern portion is identified as appropriate for low density residential use(s). The middle portion is identified as appropriate for a Planned Residential Development with a maximum density of 6.7 dwelling units per acre and the southern portion is identified as appropriate for office

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commercial with a Planned Commercial Development. Staff is recommending that the property be rezoned and a Comprehensive Plan Amendment to the Future Land Use Plan be obtained to allow one use of the property prior to submittal of a building permit application. In addition, the proposed lot is triangular in shape limiting the potential building envelope on the property. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the applicant submit a site plan demonstrating that the lot is buildable.

Site Plan: Parkview Drive and 5th Street are currently constructed as they abut the subject property. Staff is recommending that prior to Preliminary Plat approval by the Planning Commission, a site plan showing the existing construction design of Parkview Drive and 5th Street be submitted for review and approval. In particular, the site plan must show curb, gutter, sidewalk, street light conduit and pavement. In addition, the site plan must show the location and size of water main(s) and fire hydrants and the location and size of sewer main(s) and manhole(s).

Drainage: A drainage plan must be submitted for review and approval. In particular, the drainage plan must clarify how run-off from this lot will be discharged or routed when further improvements at this site are proposed. In addition, the drainage plan must show that drainage from the site that runs onto and across a portion of the adjacent property will not impact the adjacent property under the design flows. The explicit approval of the adjacent property owner for continued discharge of the existing and any future flows over and across the adjacent property must also be obtained. In addition, the plat document must be revised to show drainage easements as needed. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage plan be submitted for review and approval as identified.

Section Line Highway: A section line highway is located along the east lot line of the subject property and is classified as a sub-collector street. As such, upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans must show the section line highway constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or the section line highway must be vacated. However, the east half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations state that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". As such, the adjacent property owners must participate in the platting and/or vacating of the east half of the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.

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